



Charlotte Avenue

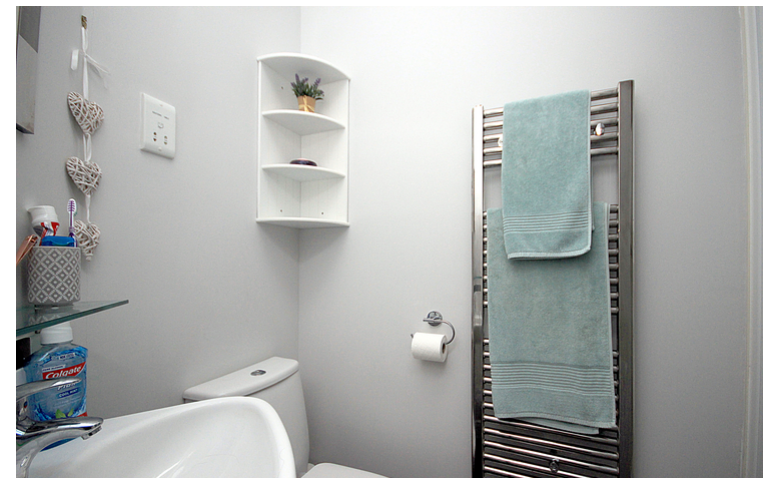
Fairfield, Hitchin,
Bedfordshire, SG5 4GQ
£375,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented three bedroom home is situated in a sought after traffic free location on Fairfield Park, facing onto the pedestrian walkway at the edge of 'The Crescent' this home is offered with a spacious living room with feature bay window, 22ft kitchen diner with French doors onto the rear garden and ground floor cloakroom. The first floor has three double bedrooms, family bathroom and en-suite shower to the master bedroom. Outside the rear garden has gated access to the garage and parking space for the property.



- Terraced modern property
- Quiet traffic free location
- Three double bedrooms
- En-suite to master bedroom
- Living room with bay window
- Ground floor cloakroom
- Garage and parking space to rear





Room Sizes

Living Room - 5.9m x 4m (19' 4" x 13' 1")

Kitchen Diner - 6.7m x 2.4m (22' 0" x 7' 10")

Master Bedroom - 4.1m x 3.3m (13' 5" x 10' 10")

Bedroom Two - 3.2m x 2.9m (10' 6" x 9' 6")

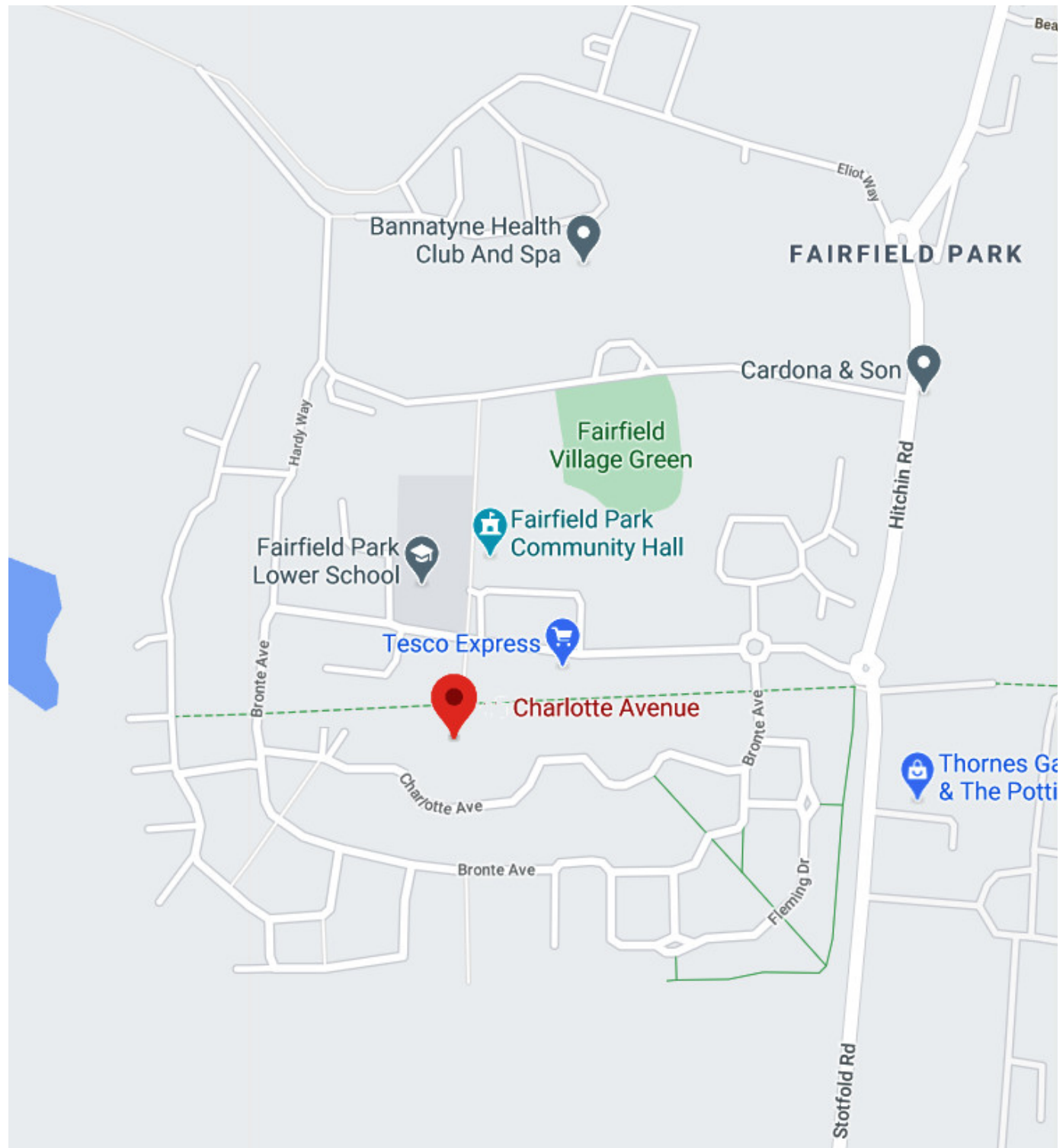
Bedroom Three - 4m x 2.4m (13' 1" x 7' 10")



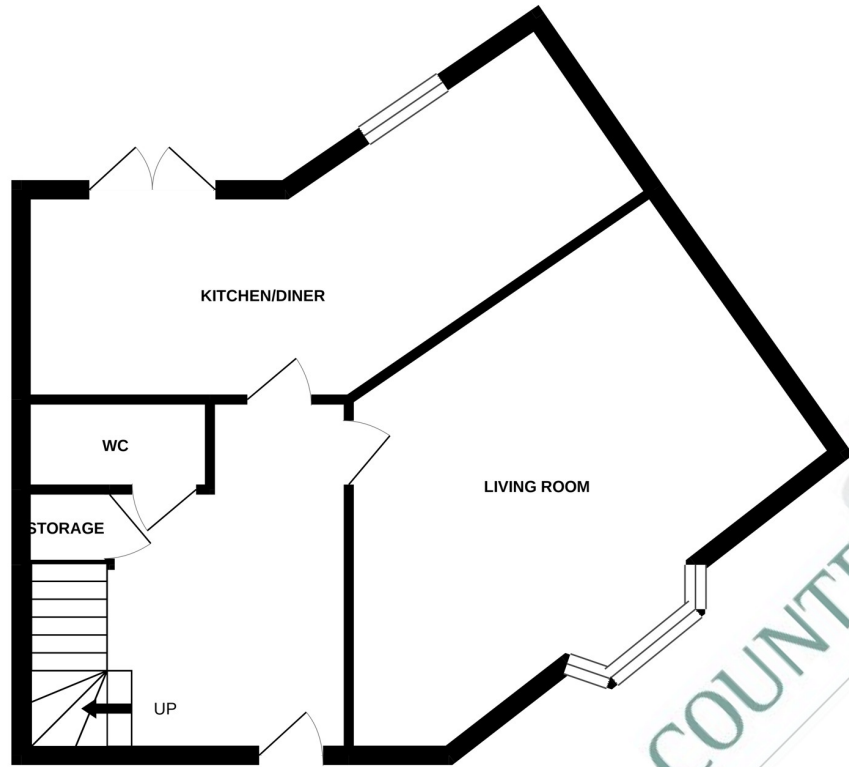
Location

Fairfield

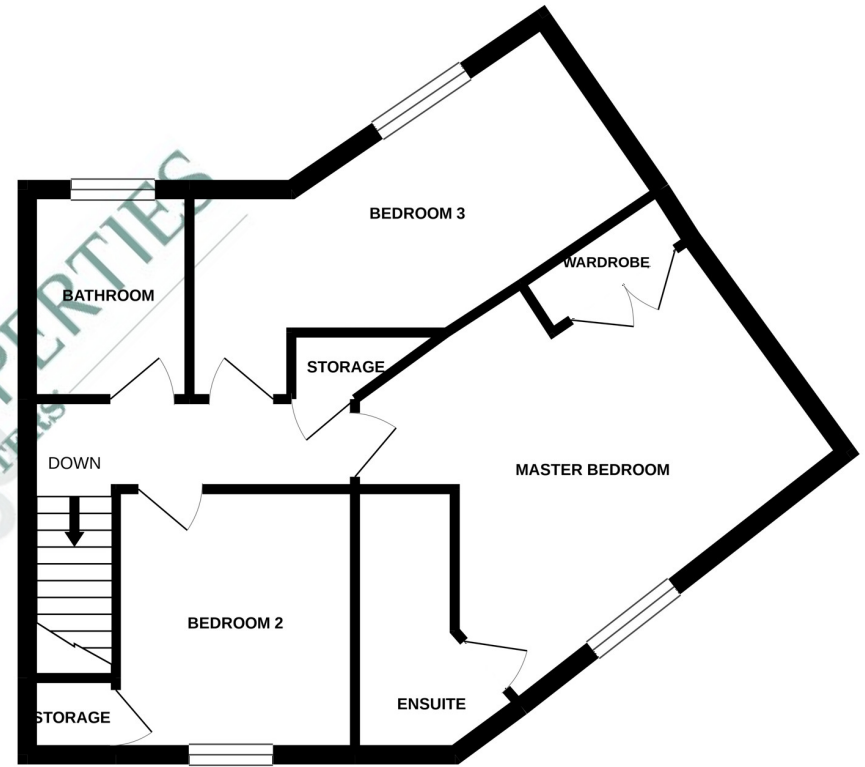
Fairfield is situated on the edge of the Hertfordshire and Bedfordshire border, within 100's of acres of parkland. There is excellent access to the A1 and nearby train stations at Letchworth and Arlesey, providing trains to London Kings Cross in approximately 35 - 40 minutes. With an outstanding lower school, a Tesco convenience store, hairdressers, garden centre and Bannatyne's gym and spa along with The Orchard restaurant, Fairfield offers something for everyone. There is a thriving community within Fairfield with many local events and gatherings to enjoy.



GROUND FLOOR

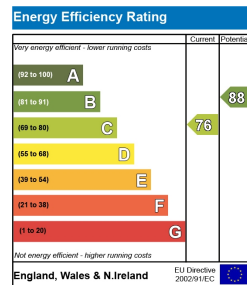
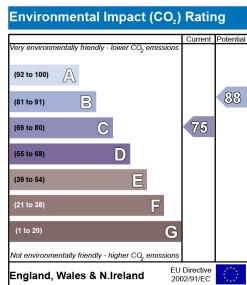


1ST FLOOR



COUNTRY PROPERTIES
PART OF HUNTERS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: stoffold@country-properties.co.uk

www.country-properties.co.uk

